




COUNTY OF HUMBOLDT

AGENDA ITEM NO.

C21

Meeting Date: February 6, 2018

To: Board of Supervisors

From: John H. Ford, Director of Planning and Building Department 

Subject: Russ Revocable Trust Lot Line Adjustment and Joint Timber Management Plan
 File No.: 316-251-001, 316-256-001
 Case No.: LLA-16-031, JTMP-16-005 Grouse Mountain area

RECOMMENDATIONS:

That the Board of Supervisors:

1. Approve (by 4/5 vote) the Joint Timber Management Plan (JTMP) and Guide (Attachment B) prepared pursuant to Section 51119.5 of the California Government Code (C.G.C.) (Note: A 4/5th vote is required)
2. Find the project exempt from environmental review pursuant to Sections 15061(b)(3) and 15305 of the State CEQA Guidelines and make all of the required findings (Attachment D) to approve the Lot Line Adjustment.
3. Direct the Planning Division staff to record the Declaration with the JTMP and the Notices of Lot Line Adjustment and Certificate of Subdivision Compliance.
4. Direct the Clerk of the Board to give notice of the decision to owners, the County Assessor's Office and any other interested party.

Prepared by _____
Trevor Estlow, Senior Planner

CAO Approval 

REVIEW:	Auditor _____	County Council <u>NAD</u>	Personnel _____	Risk Manager _____	Other _____
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TYPE OF ITEM:

Consent

Departmental

Public Hearing

Other _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor Wilson

Seconded by Supervisor Bass

Ayes Bass, Fennell, Sundberg, Bohn, Wilson

Nays _____

Abstain _____

Absent _____


PREVIOUS ACTION/REFERRAL:

Board Order No. _____

Meeting of: _____

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: 2/6/18

By: 
Kathy Hayes, Clerk of the Board

SOURCE OF FUNDING:

The applicant is responsible for all costs associated with the processing of the project. Applicant fees are deposited into Planning and Building Department Current Planning Revenue Account 1100-277-608000.

DISCUSSION:

This project consists of two parts: a Joint Timber Management Plan and Guide (JTMP) prepared for the Russ Revocable Trust covering 402 acres of Timberland Production Zone (TPZ) land; and an application for a Lot Line Adjustment (LLA) to reconfigure three parcels.

The JTMP prepared for the Russ Revocable Trust is comprised of three Management Units that correspond to separate legal parcels that have been issued Certificates of Subdivision Compliance. Since the conveyance of the legal parcels will result in the division of TPZ zoned land within an Assessor parcel into units less than 160 acres of land zoned TPZ, a JTMP is required to demonstrate that the resultant legal parcels can be managed as separate units and provide periodic sustainable return while balancing growth and yield over time.

The JTMP fulfills a required finding that the resultant parcels are consistent with the purpose of the TPZ, i.e., for the continued growing and harvesting of timber. As the size of a timberland parcel becomes smaller (below 160 acres), certain factors affecting the viability of the property to continue in a manner meeting the purpose of the zone become more important. The purpose of the JTMP is to ensure that the resultant parcels meet minimum stocking requirements, have adequate access to public roads and recorded access to private access roads, where needed, and are covered by a management guide which describes recommended silvicultural techniques, cutting cycle, stand regulation and regeneration, immediate stand treatments, fire protection, and other similar management practices.

The LLA will utilize three parcels zoned TPZ and reconfigure them into parcels that contain less than 160 acres of TPZ. While the adjustment is to create better management units, it is a division under statute requiring approval of a JTMP concurrent with the LLA. The property is located approximately 11 air miles southwest of Willow Creek. The LLA involves three separate, legal parcels of approximately 157 acres, 169 acres and 165 acres in size and adjusts the boundaries between them to result in three timber management units of 172 acres, 264 acres and 56 acres. The LLA utilizes Bradford Creek as the new parcel boundary. The JTMP indicates that the property is made up of a combination of Site III and Site IV timberlands. The parcels contain young stands of mostly Douglas-fir, with smaller amounts of tan oak, maple, live oak and madrone. Planning staff believes that the findings for the LLA can be made based on upon the submitted evidence (Attachment D).

Section 51119.5 of the California Government Code (C.G.C.) and Section 314-7.4.1.3 of the Humboldt County Code (H.C.C.) require the preparation of a JTMP and Guide for the "division" of land into assessor parcels containing less than 160 acres of TPZ. Parcel is defined as "*that portion of an assessor's parcel that is timberland*" (C.G.C. Section 51104(i)). The JTMP and Guide is intended to guide the management and harvesting of timber on these smaller TPZ ownerships that result from the division of assessor parcels zoned TPZ into assessor parcels containing less than 160 acres of TPZ. Activities that may result in such a division include

subdivision, lot line adjustment, and conveyances of existing land units (e.g. land patents) underlying an assessor's parcel zoned TPZ, when any such created lot, reconfigured parcel or parcel to be conveyed contains less than 160 acres of TPZ land. Such circumstances require the preparation, review and approval of a JTMP and Guide per State law and local ordinance.

Consistent with Section 51119.5 of the C.G.C., a JTMP was prepared by Natural Resources Management Corporation. The County's Forestry Review Committee (FRC) reviewed and recommended approval of the JTMP on October 9, 2017. Pursuant to Section 51119.5, the JTMP must receive a 4/5's affirmative vote of the Board of Supervisors to become effective.

On the basis of the FRC's favorable recommendation, Planning Division staff believes that the JTMP shows that the parcels can be managed consistent with these requirements.

FINANCIAL IMPACT:

There will be no impact on the General Fund. The applicant is responsible for paying all actual costs involved in the processing of the application. This action is consistent with the Board's Strategic Framework through the Board's priorities to manage our natural resources and ensure the sustainability of agricultural and timber resources.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies, including the FRC which approved the JTMP on October 9, 2017.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board may choose not to approve the project. Planning Division staff does not recommend this alternative. The JTMP shows that the management units within the LLA resultant parcels can be managed for continued timber production.

ATTACHMENTS:

NOTE: The attachments supporting this report have been provided to the Board of Supervisors; copies are available for review in the Clerk of the Board's Office.

- Attachment A: Declaration of Covenants, Conditions and Restrictions Implementing the Russ Revocable Trust Joint Timber Management Plan and Guide
- Attachment B: Copy of the Joint Timber Management Plan
- Attachment C: County Forestry Review Committee Draft Minutes of October 9, 2017
- Attachment D: Lot Line Adjustment Findings and Maps

ATTACHMENT A

Declaration of Covenants, Conditions and Restrictions Implementing
the Russ Revocable Trust Joint Timber Management Plan and Guide

Recording Requested by:
County of Humboldt
Planning and Building Department

Return to:
County of Humboldt
Planning and Building Department
3015 H Street
Eureka, CA 95501-4484

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
IMPLEMENTING JOINT TIMBER MANAGEMENT PLAN AND GUIDE

Entered into on:

Assessor Parcel No.:
316-251-001, 316-256-001

By and Between **JUDY L. DIXON, a married woman as her
sole and separate property
JUDY L. DIXON, Trustee of the Terry E.
Russ Revocable Trust**

Application No.:

Case No.: **LLA-16-031/JTMP-16-005**

RECITALS

DECLARANT is the owner of the property described in the attached EXHIBIT "A" (hereafter called the "subject property"). This Declaration of covenants, Conditions and Restrictions is recorded for the mutual benefit of all the subject property. DECLARANT declares that all of the real property described in the attached EXHIBIT "A" shall be held transferred, encumbered, used, sold, conveyed, leased and occupied subject to the covenants, conditions and restrictions hereafter set forth which covenants, conditions and restrictions are expressly and exclusively for the use and benefit of the above referenced property, and for the benefit and use of each and every person or entity who now owns, or acquires in the future, all or any portion or portions of said real property.

This Joint Timber Management Plan created by these covenants, conditions and restrictions shall be carried out in accordance with the most recent Joint Management Guide prepared with respect to the subject property, which Guide is attached as EXHIBIT "B" and is on file at the Humboldt County Planning and Building Department.

OWNER'S REPRESENTATION

We hereby represent that we are the owner(s) of record of the real properties described in the attached EXHIBIT "A".

Judy L. Dixon

JUDY L. DIXON, a married woman as her sole and separate property as to an undivided 21% interest

Judy L. Dixon

JUDY L. DIXON, Trustee of the Terry E. Russ Revocable Trust as to an undivided 79% interest

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this 2nd day of November 2017, before me, Kelli Boots Public

Notary, personally appeared Judy L. Dixon who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

Kelli Boots (seal)
Signature

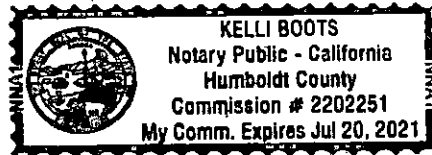


EXHIBIT A

PROPERTY DESCRIPTION

All that real property situated in the County of Humboldt, State of California, described as follows:

PARCEL A

Those portions of the Southwest Quarter of the Northwest Quarter, the West Half of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 27 and the North Half of the Northwest Quarter of Section 34, all in Township 5 North, Range 4 East, Humboldt Meridian, lying Northerly of the following described line:

Beginning at the Northwest corner of said Section 34;
thence Easterly along the North line of said Section 34, for a distance of 600 feet, more or less, to the centerline of Bradford Creek;
thence Southeasterly along the centerline of Bradford Creek to the East line of the North Half of the Northwest Quarter of said Section 34.

PARCEL B

Those portions of the Northwest Quarter, the West Half of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 34, all in Township 5 North, Range 4 East, Humboldt Meridian, lying Southerly of the following described line:

Beginning at the Northwest corner of said Section 34;
thence Easterly along the North line of said Section 34, for a distance of 600 feet, more or less, to the centerline of Bradford Creek;
thence Southeasterly along the centerline of Bradford Creek to the East line of the West Half of the Northeast Quarter of said Section 34.

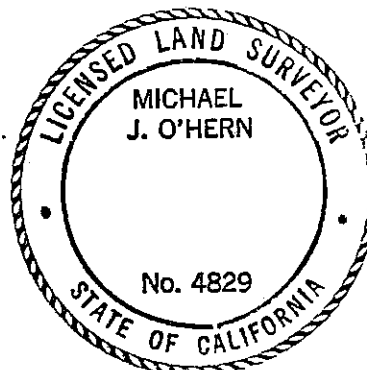
PARCEL C

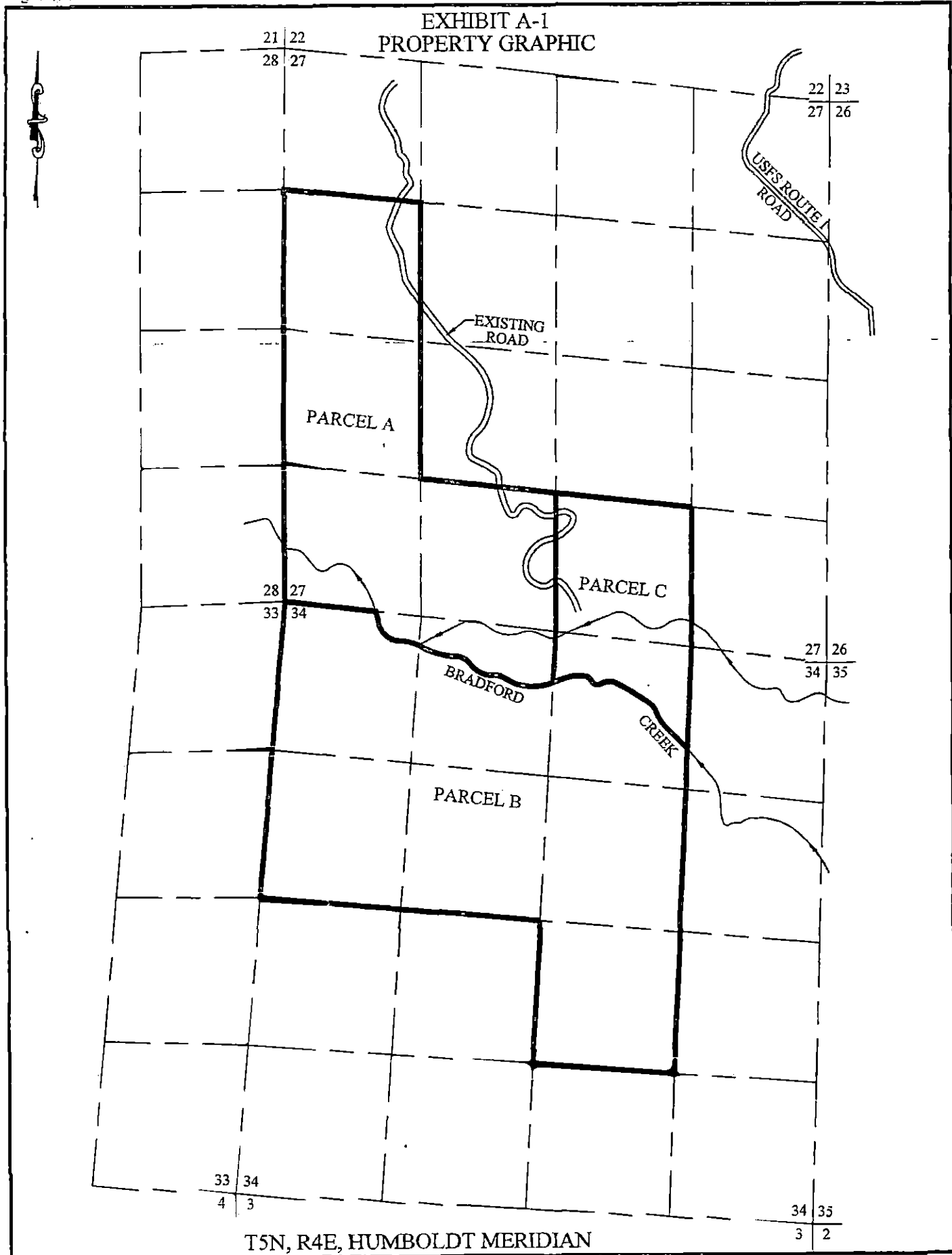
Those portions of the Southwest Quarter of the Southeast Quarter of Section 27 and the Northwest Quarter of the Northeast Quarter of Section 34, all in Township 5 North, Range 4 East, Humboldt Meridian, lying Northerly from the centerline of Bradford Creek

SEE EXHIBIT A-1 ILLUSTRATION

Prepared by: Michael J. O'Hern

Michael J. O'Hern LS 4829 Dated: DEC. 6, 2017





COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO
THE PROPERTY DESCRIBED IN EXHIBIT "A"

1. Term. These covenants, conditions and restrictions shall run with the land and shall be binding on all heirs, successors, or assigns of DECLARANT, and on all persons or entities holding any interest in the subject property, for as long as the land is zoned Timber Production (TPZ).
2. Access Easements. In addition to and notwithstanding any other easements of record which may exist, each owner of a parcel described in Exhibit A shall have the non-exclusive easements as described in the Joint Timber Management Plan and attached as Exhibit B.
3. Timber Management and Harvest. Timber management and harvest activities on all parcels described in Exhibit "A" shall be conducted in accordance with the most recently prepared Joint Timber Management Guide applicable to the subject property, on file with the Humboldt County Planning and Building Department and incorporated herein by this reference. Said Guide shall provide for timber harvest within a reasonable period of time.
4. Enforcement. Enforcement may be undertaken by any available proceeding at law or in equity against any person, persons, or entity violating or attempting to violate any of the covenants, conditions and restrictions contained herein. Any remedy available at law or in equity may be sought for the purpose of restraining or preventing any violation of these covenants, conditions and restrictions, or to recover damages for any such violation.
5. Severability. Invalidation of any one of these covenants, conditions and restrictions shall in no way affect or serve to invalidate any of the other provisions contained herein, and all remaining provisions shall remain in full force and effect.
6. Incorporation into Transfer Document(s). A reference to this Declaration of Covenants, Conditions and Restrictions Implementing the Joint Timber Management Plan and Guide and the Recorder's Document Information shall appear in any document which transfers title to the subject property, or any portion thereof, and shall be in substantially the following form:

"This real property is subject to the provisions of a Declaration of Covenants, Conditions and Restrictions Implementing the Joint Timber Management Plan and Guide recorded in the office of the Humboldt County Recorder as Recorder's document _____."

IN WITNESS WHEREOF, DECLARANT(S) has/have executed this Declaration of Covenants, Conditions and Restrictions on the day and year first written below.

Judy L. Dixon
 JUDY L. DIXON, a married woman as her sole and separate property as to an undivided 21% interest

Judy L. Dixon
 JUDY L. DIXON, Trustee of the Terry E. Russ-Revocable Trust as to an undivided 79% interest

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
 COUNTY OF HUMBOLDT }

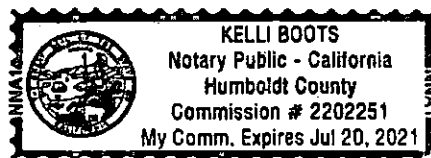
On this 2nd day of November 2017, before me, Kelli Boots Public

Notary, personally appeared Judia L. Dixon who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

Kelli Boots (seal)
 Signature



ATTACHMENT B

Copy of the Russ Revocable Trust
Joint Timber Management Plan and Guide

Joint Timber Management Plan
Redwood Creek Ranch, Humboldt County
Portion of APN 316-251-001 and 316-256-001

Report Prepared for:
Judy L. Dixon
Trustee of the Terry E. Russ Revocable Trust

Prepared by

Paul Grunden
Registered Professional Forester #2296
Natural Resources Management Corporation
1434 Third Street
Eureka, CA 95501


Paul Grunden, RPF #2296

2-27-17
Date

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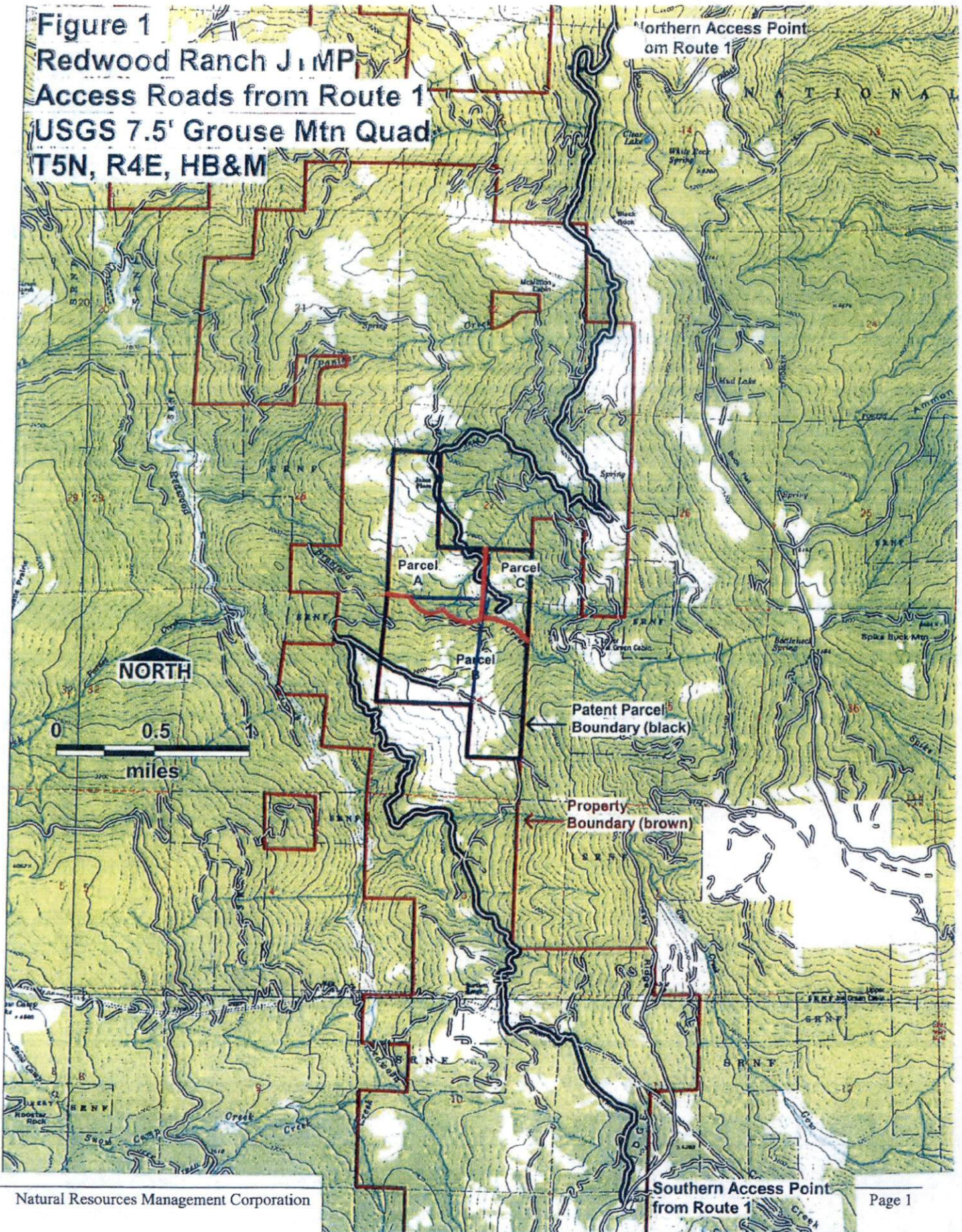
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Figure 1
Redwood Ranch JUMP
Access Roads from Route 1
USGS 7.5' Grouse Mtn Quad
T5N, R4E, HB&M



Current Property Owner

Judy L. Dixon
 Judy L. Dixon, Trustee of the Terry E. Russ Revocable Trust
 P.O. Box 235
 Ferndale, Ca. 95536

Project Description and Location

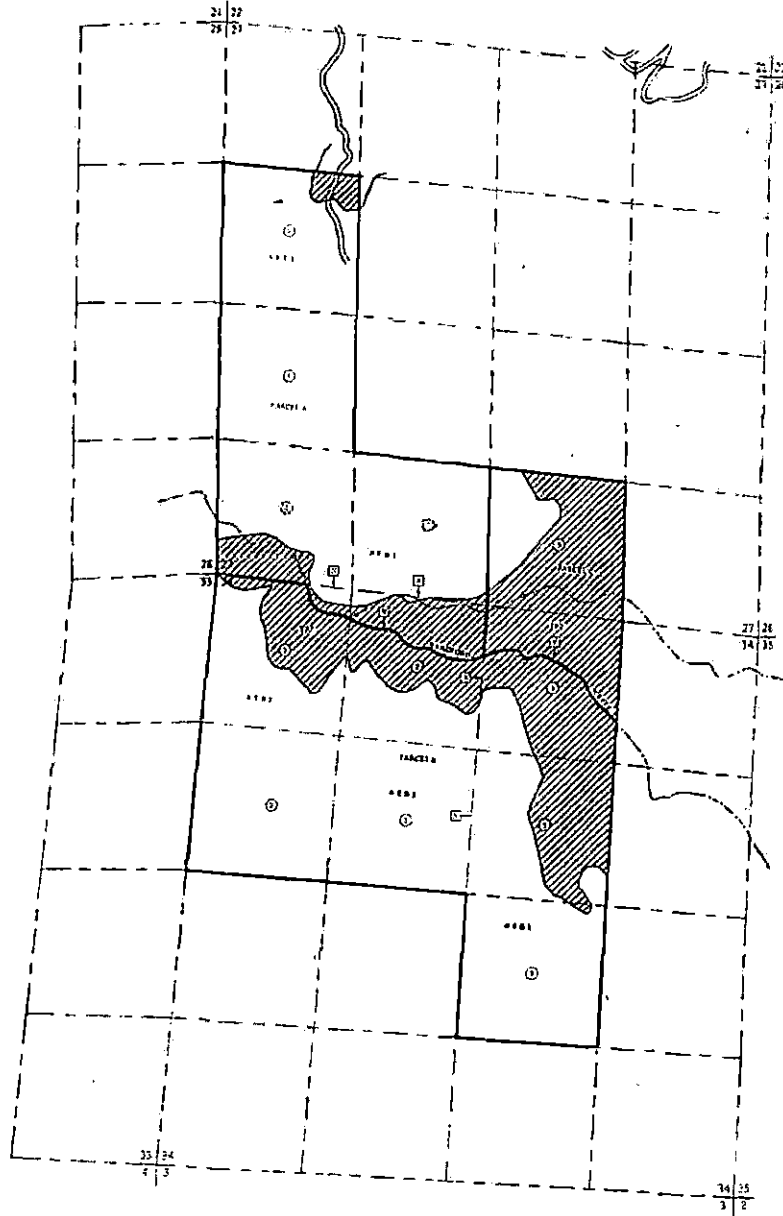
A Joint Timber Management plan (JTMP) is being prepared to support a lot line Adjustment (LLA) that will facilitate the distribution of assets from a trust. The LLA involves three patent parcels that are part of a larger ownership. A JTMP applies to “division“ of land into assessors parcels containing less than 160 acres of Timber Production Zone (TPZ) . Parcel is defined as “that portion of an Assessor’s parcel that is timberland”. Activities that may result in such a “division” include subdivision, lot line adjustments and conveyances of existing land units (e. g. land patents) underlying an assessors parcel zoned TPZ, when any conveyance contains less than 160 acres of TPZ land. The patent parcels are identified below and shown on Figure 2: Lot Line Adjustment Map prepared by Micheal O’Hern December 2015. None of the parcels initially contained 160 acres of TPZ and none will after the LLA. The parcels zoning is a combination of A-E-B-5 and TPZ. The approximate acreage by zoning before and after the LLA is provided in Figure 2 and listed below. As shown on the supporting maps the LLA will utilize the center line of Bradford creek as the new parcel boundaries. Bradford creek is a large watercourse that provides a logical and identifiable topographic boundary between parcels that will facilitate the distribution of trust assets. Bradford Creek in the project area has historically been a dividing line for land management activities on the ranch as no developed road system crosses the watercourse in this area. Bradford Creek is a steeply incised watercourse. The proposed lot line adjustment would eliminate any need for constructing crossings within two of the three existing Patented Parcel configurations to access portions of those potential ownerships. Harvesting and agricultural activities north of Bradford Creek exit the property on developed road systems heading north while projects south of Bradford Creek exit the property on developed road systems heading south. Using the parcel designations of the LLA Map (figure 2) The proposed LLA will result in the following changes in acreage and zoning.

LOT LINE ADJUSTMENT SUMMARY

- LINE TO BE DELETED BY LOT LINE ADJUSTMENT
- LINE TO BE ADDED BY LOT LINE ADJUSTMENT

<u>PARCEL</u>	<u>ORIGIN</u>	<u>AREAS BEFORE LLA</u>			<u>AREAS AFTER LLA</u>		
		<u>TPZ</u>	<u>A-E-B-5</u>	<u>TOTAL</u>	<u>TPZ</u>	<u>A-E-B-5</u>	<u>TOTAL</u>
①	PATENT TO JOSEPH JAMES CERTIFICATE NO. 2770 (APPARENTLY NOT RECORDED)	11.2 ACRES	146 ACRES	157.2 ACRES			
②	PATENT TO WILLIAM TUCKER CERTIFICATE NO. 2768 (APPARENTLY NOT RECORDED)	40 ACRES	129.4 ACRES	169.4 ACRES			
③	PATENT TO GEORGE SOWASH BOOK 19 PATENTS, PAGE 544	83 ACRES	82 ACRES	165 ACRES			
A					23.9 ACRES	148.1 ACRES	172 ACRES
B					65.7 ACRES	198 ACRES	263.7 ACRES
C					44.6 ACRES	11.3 ACRES	55.9 ACRES

Figure 2 Lot Line Adjustment Map



NOTES

1. THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO FACILITATE THE DIVISION OF ACREAGE FROM A TRUST.
2. THE SET ASIDES ARE MADE FOR AGRICULTURAL PURPOSES.
3. ALL SET ASIDES HAVE BEEN CALLED FROM COUNTY MAPS AND ARE APPROXIMATE.

LOT LINE ADJUSTMENT SUMMARY

- 1. TO BE ADJUSTED BY LOT LINE ADJUSTMENT
- 2. TO BE ADJUSTED BY LOT LINE ADJUSTMENT

TRACT	OWNER	ACRES			TOTAL	
		72	2.5	1.5	72	2.5
1	PATENT TO MARY FRANKS (SEE PAGE 10) 278 (APPROXIMATELY 278 ACRES)	11.5	4.0	1.5	17.0	4.5
2	PATENT TO WILLIAM LUPIN (SEE PAGE 11) 278 (APPROXIMATELY 278 ACRES)	11.5	4.0	1.5	17.0	4.5
3	PATENT TO GEORGE HOWARD (SEE PAGE 12) 278 (APPROXIMATELY 278 ACRES)	11.5	4.0	1.5	17.0	4.5
		34.5	12.0	4.5	51.0	13.5

AGRICULTURAL VIEW
MIDLAND COUNTY
WELLS-BROWN ASSOCIATES
2000 W. AVENUE
DALLAS, TEXAS 75201
(972) 241-1111

APN 316-251-001, 216-256-001
LOT LINE ADJUSTMENT MAP
FOR
JUDY L. DIXON, TRUSTEE OF THE
TERRY E. RUSS REVOCABLE TRUST
IN
SECTION 35 & 36 T10N R10E W10O2E MERRILL
WATER LAND COMPANY (A) & QUINCY COUNTY
DECEMBER 24th SCALE 1" = 200'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-CHERN ASSOCIATES
HEILWA, CALIFORNIA

Project Location

Legal Description – Portion Sections 27 & 34, Township 5 North, Range 4 East, Humboldt Base and Meridian.

USGS Quadrangle – Grouse Mountain, Calif.

Assessor's Parcel Number – Portion of 316-251-001 and 316-256-001

Affected Land Patents- Refer to Figure 2: LLA Map

Parcel 1, Patent to Joseph James, Certificate 2770. Apparently not recorded

Parcel 2, Patent to William Tucker, Certificate 2768. Apparently not recorded

Parcel 3, Patent to George Sowash, Book 19 Patents, page 544

Property Description

The project area is approximately 16 air miles southeast of Blue Lake, California. Access to the project area is gained from State Highway 299 via the Titlow hill road to Forest Service route 6N01. Access to areas north of Bradford Creek utilize private roads exiting Route 6N01 at the eight mile marker while access to areas south of Bradford Creek utilize private roads exiting Route 6N01 at mile marker seventeen. (Figure 1)

The topography of the parcels is gentle to moderate with slopes generally ranging between 20-50%. Steeper slopes are present for short pitches adjacent to watercourses. Elevations on the parcel range from a low of 2,000' above sea level on the western edge to a high of about 2,800' above sea level along the eastern boundary. The predominant aspect of the parcels is to the west. The entire area is located within the Redwood Creek watershed.

Soils information on the parcels was obtained from the Humboldt County Soil – Vegetation Survey. This survey was a combined effort by the U.S. Department of Agriculture, University of California and California Department of Natural Resources. The survey map shows several soil units present on the parcels. Grass and oak rangelands are present on the Yorkville (752), Hulls (834), and Tyson (849) soil series. These soils are either unsuited or have low suitability for timber production. The timber portions of the parcels are underlain by Hugo (812) soil series. Hugo soils are gravelly loam surface soil with a stony clay loam subsurface derived from sandstone and shale. The general drainage is rated as good with a moderate to high rating for timber production.

The California Soil – Vegetation Map for the area indicates a timber site class varying between site class III and IV. This is consistent with data derived from Natural Resources Management Corporations (NRM) inventory of the property conducted in 2013.

Bradford Creek is the main watercourse draining the project area and bisects the parcels. Numerous unnamed tributaries extend into the subject parcels. Bradford Creek is a large non fish bearing watercourse that has surface flow year around except during extremely dry or extended drought periods.

Harvesting in the project vicinity originally occurred during early to mid-1960. Larger high quality trees were removed individually or when stands conditions existed as clearcuts. The low quality, defective and small trees were left. Regeneration relied upon natural seeding. These management practices in

combination with conifer encroachment into adjacent oak and grass lands result in an all aged stand with a dominate age class of fifty years. No harvesting has occurred on these parcels since the initial entry.

The subject parcels exist in a landscape of grass and oak range lands with timber concentrated along the larger watercourses. A property wide timber inventory was performed in 2013. The following sections outline the inventory procedures and provide detailed information on species composition and volumes. Vegetation types and acres are based off of GIS information and are slightly different than those provided in the LLA map by Michael O'Hern. The cruise of the property showed that the timber stands on the proposed parcels all exceed the minimum stocking standards of the California Forest Practice Rules.

Inventory

The vegetation and stand conditions are based upon a property-wide inventory performed by Natural Resources Management Corporation in 2013 as described below.

Inventory Design and Description

The methodology used in determining volumes, stocking levels and growth rates is as follows:

A stratified inventory design using variable radius plots was used to obtain volume and growth information. Aerial photos and field reconnaissance was employed in the stratification of timbered areas. Nested sample plots were distributed across the timbered areas on a 4x5 chain grid. The following information was gathered on each sample plot.

Variable Radius Plot

- Species - Conifer and hardwood
- Diameter - ≥ 10 " DBH in 2" classes
- Log Height - 16' logs to 6" top DIB for trees 10"-38" DBH
16' logs to 12" top DIB for trees ≥ 40 " DBH
- Grade and Defect - all logs - merch. verses cull grades

One-fiftieth acre (1/50) subplot - (16.7' radius) - in-growth and stocking data

- Species - Conifer and hardwood
- Diameter - 2" to 8" DBH in 2" classes
- Total Height - Average by species by diameter class
- Crown Class - Average by species by diameter class
- Crown Ratio - Average by species by diameter class

One-one-hundredth acre (1/100) subplot - (11.8" radius) - new regeneration

- Species - Conifer
- Count - Total number by species - maximum of 9; only viable seedlings at least 6" tall and in place at least two seasons were recorded.

The subject parcels overlay four timber types along with grass and oak vegetation types (Figure 3 Timber Type Map) Stand specific information is provided followed by individual parcel information. The following information is provided for each stand type.

- Gross and Net Volume per acre (MBF) by species and DBH class for conifer and hardwood
- Basal Area and trees per acre for conifer and hardwood
- Ten year and twenty year growth projection for young-growth conifer

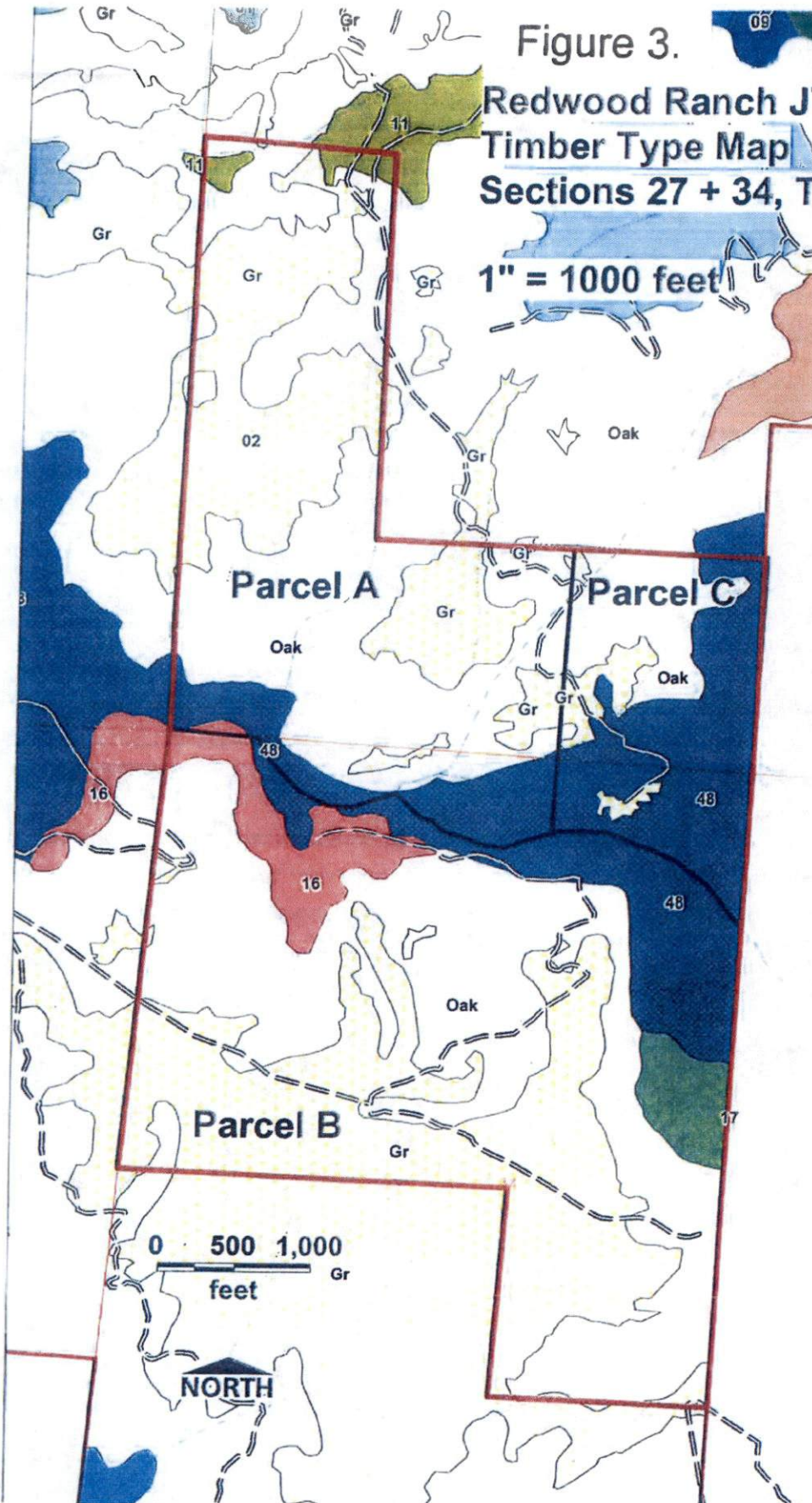
Figure 3.

**Redwood Ranch JTMP
Timber Type Map
Sections 27 + 34, T5N, R4E, HB&M**

1" = 1000 feet

Timber Type

1	27
2	28
3	29
4	30
5	31
6	32
7	33
8	34
9	35
10	36
11	37
12	38
13	39
14	40
15	41
16	42
17	43
18	44
19	45
20	46
21	47
22	48
23	grass
24	non forest
25	oak
26	



Following is a recap of the inventory results.

Proposed Parcels – Acres by Stand Type – Net Volumes Conifer and Hardwood

Parcel A

Stand Type	Acres	Douglas-fir 2013 Net Volume MBF	Hardwood 2013 Net Volume / MBF
11	3.13	124	0
16	0.62	8	1
48	18.04	155	11
Grass	65.07	----	---
Oak	92.56	----	---
	179.42	287	12

Parcel B

Stand Type	Acres	Douglas-fir 2013 Net Volume MBF	Hardwood 2013 Net Volume / MBF
16	16.56	215	5
17	9.44	62	77
48	31.27	269	19
Grass	97.05	----	---
Oak	117.25	----	---
	271.57	546	101

Parcel C

Stand Type	Acres	Douglas-fir 2013 Net Volume MBF	Hardwood 2013 Net Volume / MBF
48	37.17	320	22
Grass	6.08	----	---
Oak	17.38	----	---
	60.63	320	22

Stand DBH Volumes by Conifer / Hardwood

Stand 11

Per Acre Results

	DBH	TPA	BA	Gross MBF / AC	Net MBF / AC
<u>Young Growth Conifer</u>					
	0-1				
	2-4	50.0	2.2		
	6-8	25.0	4.9		
	10-12				
	14-16				
	18-20				
	22-24				
	26-28				
	30-32	3.8	20.0	5.1	3.3
	34-38	5.2	40.0	9.9	6.5
	40-48	6.8	70.0	21.6	15.6
	50-58	4.3	70.0	22.2	14.3
	Totals	95.1	270.1	58.8	39.6

Conifer – 100% Douglas-fir

Stand DBH Volumes by Conifer / Hardwood

Stand 16

Per Acre Results

	DBH	TPA	BA	Gross MBF / AC	Net MBF / AC
<u>Young Growth Conifer</u>					
	0-1				
	2-4	45.5	1.6		
	6-8	4.5	1.6		
	10-12	25.2	18.2	0.9	0.7
	14-16	13.6	14.5	0.9	0.7
	18-20	5.8	10.9	1.3	0.9
	22-24	6.4	18.2	2.4	1.5
	26-28	1.8	7.3	1.2	0.8
	30-32	3.5	18.2	3.6	2.4
	34-38	1.7	10.9	2.3	1.5
	40-48	2.3	25.5	6.3	2.7
	50-58	0.9	14.5	4.6	1.4
	60-98	0.3	7.3	2.7	0.5
	Totals	111.6	148.6	26.0	13.0

Stand 16

Per Acre Results

	DBH	TPA	BA	Gross MBF / AC	Net MBF / AC
<u>Hardwoods</u>					
	0-1	45.5	0.0		
	2-4	59.1	1.6		
	6-8	13.6	3.4		
	10-12	29.8	21.8	0.6	0.0
	14-16	6.0	7.3	0.5	0.3
	18-20	4.1	7.3	0.3	0.0
	22-24	2.3	7.3	0.4	0.0
	26-28	1.0	3.6	0.2	0.0
	30-32	2.0	10.9	1.4	0.0
	34-38	0.5	3.6		
	40-48				
	50-58	0.2	3.6	0.4	0.0
	Totals	164.2	70.4	3.8	0.3

Conifer – 100% Douglas fir

Hardwood % of Gross BA – Tanoak 30%, Madrone 10%, Maple 26%, Live Oak 8%,
Black Oak 5%, White Oak 21%

Stand DBH Volumes by Conifer / Hardwood

Stand 17

Per Acre Results

	DBH	TPA	BA	Gross MBF / AC	Net MBF / AC
<u>Young Growth Conifer</u>					
	0-1				
	2-4	33.3	1.8		
	6-8	16.7	3.3		
	10-12	24.4	13.3	1.1	1.0
	14-16	9.5	13.3	1.5	1.3
	18-20	6.1	13.3	1.0	0.9
	22-24				
	26-28				
	30-32	5.1	26.7	5.8	2.6
	34-38	3.8	26.7	5.5	1.0
	Totals	99.0	98.4	14.9	6.6

Stand 17

Per Acre Results

	DBH	TPA	BA	Gross MBF / AC	Net MBF / AC
<u>Hardwoods</u>					
	0-1				
	2-4	233.3	10.5		
	6-8	16.7	5.8		
	10-12				
	14-16	44.0	53.3	4.0	0.6
	18-20	41.0	80.0	7.8	5.1
	22-24	28.7	80.0	7.9	2.5
	26-28	3.6	13.3	1.3	0.0
	Totals	367.3	243.0	21.1	8.2

Conifer – 100% Douglas fir

Hardwood % of Gross BA – Tanoak 62%, Madrone 22%, Live Oak 5%, Black Oak 11%

Stand DBH Volumes by Conifer / Hardwood

Stand 48

Per Acre Results

	DBH	TPA	BA	Gross MBF / AC	Net MBF / AC
<u>Young Growth Conifer</u>					
	0-1	46.9	0.0		
	2-4	66.7	3.6		
	6-8	39.5	9.9		
	10-12	24.0	15.8	1.1	1.0
	14-16	11.2	13.8	1.7	1.5
	18-20	3.3	6.4	0.8	0.7
	22-24	2.8	7.9	1.3	0.9
	26-28	1.8	6.9	1.5	0.8
	30-32	1.1	5.9	1.1	0.8
	34-38	1.0	7.4	1.8	1.14
	40-48	0.8	8.4	2.5	0.8
	50-58	0.4	5.9	2.0	0.3
	60-98	0.4	10.4	3.7	0.7
	Totals	200.0	102.4	17.0	8.6

Stand 48

Per Acre Results

	DBH	TPA	BA	Gross MBF / AC	Net MBF / AC
<u>Hardwoods</u>					
	0-1	176.5	0.0		
	2-4	130.9	6.6		
	6-8	59.3	14.0		
	10-12	24.2	17.3	0.5	0.1
	14-16	16.6	19.3	1.1	0.0
	18-20	8.4	16.3	1.1	0.2
	22-24	5.4	15.3	1.2	0.2
	26-28	2.0	7.4	0.8	0.0
	30-32	1.2	6.4	0.6	0.0
	34-38	1.8	12.3	1.4	0.1
	40-48	0.7	7.4	1.0	0.1
	50-58	0.1	1.0	0.2	0.0
	60-98	0.0	0.5	0.1	0.0
	Totals	427.1	123.8	8.0	0.6

Conifer – 100% Douglas fir

Hardwood As a percent of Gross BA– Alder 5%, Tanoak 43%, Madrone 18%, Maple 10%, Live Oak 11%, Black Oak 6%, White Oak 7%

Growth

Growth projections are based on movement ratio tables developed from the data collected during the 2013 cruise of the property.

Parcel A: The 10 year growth projection indicates an increase in net conifer volume from the existing 287 MBF to 465 MBF at a 4.94% compound annual growth rate. This corresponds to an average growth of 17.8 MBF a year for the 10 year period for the entire parcel.

The 20 year growth projection indicates an increase in net conifer volume from the existing 287 MBF to 719 MBF at a 4.70% compound annual growth rate. This corresponds to an average growth of 21.6 MBF a year for the 20 year period for the entire parcel. The increased average volume growth predicted for the 20 year time frame as compared to the 10-year time frame is a function of in-growth from conifer poles and saplings currently occupying the site.

Parcel B: The 10 year growth projection indicates an increase in net conifer volume (MBF) from the existing 546 MBF to 884 MBF at a 4.94% compound annual growth rate. This corresponds to an average growth of 33.8 MBF a year for the 10-year period for the entire parcel.

The 20 year growth projection indicates an increase in net conifer volume from the existing 546 MBF to 1,368 MBF at a 4.70% compound annual growth rate. This corresponds to an average growth of 41.1 MBF a year for the 20 year period for the entire parcel. The increased average volume growth rate predicted for the 20-year time frame as compared to the 10-year time frame is a function of in-growth from conifer poles and saplings currently occupying the site.

Parcel C: The 10 year growth projection indicates an increase in net conifer volume (MBF) from the existing 320 MBF to 518 MBF at a 4.94% compound annual growth rate. This corresponds to an average growth of 19.8 MBF a year for the 10-year period for the entire parcel.

The 20 year growth projection indicates an increase in net conifer volume from the existing 320 MBF to 802 MBF at a 4.70% compound annual growth rate. This corresponds to an average growth of 24.1 MBF a year for the 20 year period for the entire parcel. The increased average volume growth rate predicted for the 20-year time frame as compared to the 10-year time frame is a function of in-growth from conifer poles and saplings currently occupying the site.

The above volumes and growth rates are based on conifer trees that are 9.1 inches at DBH and greater. The increases in volume reflect individual tree growth on trees greater than 9.1 inches DBH and the added volume of smaller trees that grow into this 10 inch DBH class.

The above predictions assume that the stand remains in its current condition with no intermediate harvesting activities.

Access Component

The proposed LLA will affect three patent parcels that are internal to a larger holding. The LLA adjustment will not impact current access routes or management objectives. Bradford Creek is a topographic boundary for the existing road networks and the LLA will configure the parcels to reflect this boundary. Areas south of Bradford Creek including Parcel B are accessed by internal ranch roads that connect with USFS Route 6N01 at the 17 mile marker. Areas north of Bradford Creek including parcels A and C are accessed by internal ranch roads that connect to USFS Route 6N01 at the 8 mile marker. Access to all parcels is on gated private roads. In the event of future subdivision or change of ownership, parcels A and C will be provided legal right of way over existing roads leading to the north and joining Route 6N01 at the 8 mile marker. Parcel B would be provided legal right of way over existing roads leading south and joining Route 6N01 at the 17 mile marker.

Management Statement

The subject parcels are zoned agricultural exclusive (A-E-B-5) and Timber Production Zone (TPZ). The primary zoning of these parcels is agricultural and the parcels are dominated by grass and oak rangelands. It is the intent of this JTMP to facilitate management of the property in a manner compatible with the agricultural and commercial timber zoning. The proposed project will result in the reconfiguration of three patent parcels to reflect natural topographic boundaries, but will otherwise not affect the timberland resource or its management. Due to the remote location, available volumes and close proximity to watercourses the existing or proposed parcels, either individually or grouped, could not reasonably be expected to support a stand-alone Timber Harvest Plan (THP) in the near future. Future Timber management of these areas will require combining with other areas to provide an economically feasible project. The exact timing of future harvest prescriptions will be governed by market conditions and the landowner's goals.

Silviculture

The timber portion of the project area is closely associated with Bradford Creek and its larger tributaries. Past harvesting activities and ranching activities have resulted in a developed road system that provides access to the project area. Historic harvest was done by ground based equipment and resulted in a developed skid road system accessing the timber stands. Future harvests are expected to be ground based and to reuse these existing roads and skid roads. The timber stands consist of all age Douglas fir with a significant hardwood component. The proximity of these stands adjacent to watercourses will preclude several management activities that could be employed to reduce hardwood competition and improve conifer stocking. Clearcutting or rehabilitation silviculture are not compatible with watercourse protection zones mandated by the Forest Practice Rules. The preferred silviculture method for this area would be selection harvesting that will maintain and improve the existing all age stand structure while maintaining water quality and unique wildlife habitats associated with riparian zones.

Fire and Other Resource Protection

Forest fires are always a great threat to the tree farmer. A wildfire can destroy years of work and planning in a matter of hours. Fire will consume both large and small trees and leave remaining trees vulnerable to damage from insects and disease. Besides destroying valuable timber, wildfire can destroy property, deplete soil resources, reduce watershed values, and damage wildlife habitat. When timber or improvement operations are being performed, both the owner and/or operator should be prepared to suppress a fire if one should start. Fire fighting tools such as shovels, McClouds, and backpack sprayers should be available at the job site in case of a fire start. This is required by law on timber operations. Access roads should be maintained in as good a condition as possible to allow for safe passage of fire fighting equipment. If possible, turnouts should be available to allow for passing of vehicles as well as the turning of vehicles. It is advisable for the landowner to develop a fire plan for his property. The California Department of Forestry and Fire Protection (CDF) has special forms for fire plans and will give assistance to the landowner to increase his/her fire readiness. Contact should be established with the local CDF officer to allow for the communication of information on roads, water locations, gates, and equipment owned by the landowner. If a fire should occur, the CDF's dispatch center in Fortuna should be contacted immediately at 707-725-4413 CDF should be first to be contacted, they then dispatch the appropriate fire suppression agency. **In an emergency always call 911 First**

Forest pest and pathogens are generally present to some degree, but seldom in epidemic proportions. During the field reconnaissance of the property, some signs of decay were noted in the over mature trees, but overall, the stand was considered to be in good health. As cultural activities such as harvesting or thinning are done, the potential for pest or pathogen outbreaks increase. The developing stands should be monitored to determine if problems are present and if action is required to reduce the problem.

The emergence of sudden oak death (SOD) disease has become an important issue in the management of forestland. The subject property supports several species that are known to be hosts for SOD. Following is some current information related to SOD provided by the California Department of Forestry and Fire Protection.

Background

On April 3, 2001, the California Board of Forestry and Fire Protection authorized the Director of the Department of Forestry and Fire Protection (CDF) to declare a "Zone of Infestation" in response to growing concerns about the emerging problem of Sudden Oak Death. On May 22, 2001, the Oak Mortality Disease Control regulation (California Code of Regulations, Division 4, Subchapter 6, Section 3700) became effective. The entire states of California, Oregon, and Washington are regulated to limit the spread of *P. ramorum* from nurseries. Additional quarantine regulations are in place in 14 California counties and partial area of southern Oregon with wildland infestations. Currently, the regulated counties are: Alameda, Contra Costa, Humboldt, Lake, Marin, Mendocino, Monterey, Napa, San Mateo, Santa Clara, Santa Cruz, San Francisco, Solano, and Sonoma. Information on the disease and its hosts can be obtained from the California Oak Mortality Task Force web page at www.suddenoakdeath.org.

Limitations

Plants, plant parts, unprocessed wood and wood products, and other products of Sudden Oak Death hosts (see web page above), created as a result of timber harvest, cannot be moved within or outside of regulated counties infested with SOD without written authorization of the County Agricultural Commissioner incorporated in the THP/NTMP, or without a CDF approved harvest document containing specific information.

Host Species

Known host species are: Bigleaf maple, California bay laurel/pepperwood, California black oak, California buckeye, California coffeeberry, California honeysuckle, California maidenhair fern, Canyon live oak, Cascara, Coast live oak, Evergreen huckleberry, False Soloman's seal, Madrone, Manzanita, Rhododendron (including Azalea), Shreve's oak, Tanoak, Toyon, Western starflower, Wood rose, basal trunk/burl sprouts, small branches (less than one inch in diameter), and leaves of coast redwood, and small branches (less than one inch in diameter) and leaves of Douglas-fir.

Management Organization

The landowner must consider current and future obligations associated with property management. The currently proposed project will require expenditures associated with surveying and associated lot line adjustment. On going expenditures include road maintenance and hazard reduction. Future expenditures are difficult to quantify and can be altered in many ways as a result of timber stand manipulations, changing regulations and uncontrollable events such as fires, extended heavy precipitation, or high winds. The timing and extent of future timber operations will need to take into account several factors including THP preparation costs, logging costs, log transportation costs, timber prices, yield taxes, and regeneration costs and follow-up treatments. Additional costs may also be incurred from state agencies that need to review certain aspects of a proposed project, which may include endangered species consultations, streamside alterations, and filing fees for required documentation.

If the landowner decides to commercially remove timber from the land, a Timber Harvesting Plan (THP) must be prepared. A THP must be prepared by a Registered Professional Forester (RPF) and approved by the California Department of Forestry and Fire Protection (CDF). A professional forester will be able to advise the landowner on the numerous factors mentioned above as well as the rules and regulations related to forest management and timber harvesting, all of which can affect the decision making process.

Proper forest management, which involves creating an environment for high timber yield as well as protecting the integrity of the biological, water, and soil resources, is a cyclical and continuous endeavor. The investments into stand improvements, soil and water protection, and biological concerns, result in increased long-term rewards of financial gain as well as environmental health and stability.

TIMBER MANAGEMENT PLAN

Current Property Owner

Judy L. Dixon
Judy L. Dixon, Trustee of the Terry E. Russ Revocable Trust
P.O. Box 235
Ferndale, Ca. 95536

Timber Management Guide

The Timber Management Guide was contained in the preceding pages 1-17. The guide provides a description of the environmental setting and the timber resources that are present on the project area and how those resources can be managed in the future to maintain viable timber producing parcels.

Timber Management Plan

The objective of the Timber Management Plan is to identify access, rights of way, and minimum stocking standards of the Forest Practice Rules required to maintain viable timber producing parcels.

Project Description

A Joint Timber Management plan (JTMP) is being prepared to support a lot line Adjustment (LLA) that will facilitate the distribution of assets from a trust. The LLA involves three patent parcels that are part of a larger ownership. A JTMP applies to “division“ of land into assessors parcels containing less than 160 acres of Timber Production Zone (TPZ) . Parcel is defined as “that portion of an Assessor’s parcel that is timberland”. Activities that may result in such a “division” include subdivision, lot line adjustments and conveyances of existing land units (e. g. land patents) underlying an assessor’s parcel zoned TPZ, when any conveyance contains less than 160 acres of TPZ land. Three patent parcels are identified and shown on Figure 2: Lot Line Adjustment Map prepared by Micheal O’Hern, December 2015. None of the parcels initially contained 160 acres of TPZ and none will after the LLA. The parcels zoning is a combination of Agricultural exclusive (A-E-B-5) and Timber Production zone (TPZ). As shown on the supporting maps the LLA will utilize the center line of Bradford creek as the new parcel boundaries. Bradford creek is a large watercourse that provides a logical and identifiable topographic boundary between parcels that will facilitate the distribution of trust assets. Bradford Creek in the project area has historically been a dividing line for land management activities on the ranch as no developed road system crosses the watercourse in this area. Harvesting and agricultural activities north of Bradford Creek exit the property on developed road systems heading north while projects south of Bradford Creek exit the property on developed road systems heading south.

Access and Roads Appurtenant to the JTMP Management Units

The proposed LLA will affect three patent parcels that are internal to a larger holding. The LLA adjustment will not impact current access routes or management objectives. Bradford Creek is a topographic boundary for the existing road networks and the LLA will configure the parcels to reflect this boundary. Areas south of Bradford Creek including Parcel B are accessed by internal ranch roads that connect with USFS Route 6N01 at the 17 mile marker. Areas north of Bradford Creek including parcels A and C are accessed by internal ranch roads that connect to USFS Route 6N01 at the 8 mile marker. Access to all parcels is on gated private roads. In the event of future subdivision or change of ownership, parcels A and C will be provided legal right of way over existing roads leading to the north and joining Route 6N01 at the 8 mile marker. Parcel B would be provided legal right of way over existing roads leading south and joining Route 6N01 at the 17 mile marker. Due to the topography and location of timber resources there is no need to establish agreements for reciprocal use of the adjacent parcels to access timber for harvesting. A Right of Way providing access to the parcels in the event of change of ownership will be provided over existing roads as described above. The Right of Way will provide for unrestricted ingress and egress for recreational, agricultural, and timber management purposes for the landowner, their employees or hired contractors. The ability to maintain and improve existing roads, including road surfacing. No fee will be required for the movement of agricultural or forest products over the roads.

Minimum Stocking Standards

WILDER RIDGE RL

912.7, 932.7, 952.7 Resource Conservation Standards for Minimum Stocking [All Districts, note (b)(1)(D)]

6. MINIMUM STOCKING STANDARDS

The following resource conservation standards constitute minimum acceptable stocking in the Coast Forest District after timber operations have been completed.

- (a) Rock outcroppings, meadows, wet areas, or other areas not normally bearing commercial species shall not be considered as requiring stocking and are exempt from such provisions.
- (b) An area on which timber operations have taken place shall be classified as acceptably stocked if either of the standards set forth in (1) or (2) below are met within five (5) years after completion of timber operations unless otherwise specified in the rules.

(1) An area contains an average point count of 300 per acre on Site I, II and III lands or 150 on site IV and V lands to be computed as follows:

- (A) Each countable tree [Ref. PRC§ 4528(b)J which is not more than 4 inches d.b.h. counts 1 point.
- (B) Each countable tree over 4 inches and not more than 12 inches d.b.h. counts 3 points.
- (C) Each countable tree over 12 inches d.b.h. counts as 6 points.
- (D) [Coast] Root crown sprouts will be counted using the average stump diameter 12 inches above average ground level of the original stump from which the sprouts originate, counting one sprout for each foot of stump diameter to a maximum of 6 per stump.

(2) The average residual basal area measured in stems 1 inch or larger in diameter, is at least 85 square ft. per acre on Site I lands, and 50 square ft. per acre on lands of Site II classification or lower. Site classification shall be determined by the RPF who prepared the plan.

(3) To the extent basal area standards are specified in the rules in excess of 14 CCR § 912.7(b)(2) [932.7(b)(2), 952.7(b)(2)], up to 15 square feet of basal area of those standards

higher than the minimum may be met by counting snags, and decadent or deformed trees of value to wildlife in the following sizes:

- (A) 30 inches or greater dbh and 50 feet or greater in height on site I and II lands;
- (B) 24 inches or greater dbh and 30 feet or greater in height on site III lands; and
- (C) 20 inches or greater dbh and 20 feet or greater in height on site IV and V lands.

(c) The substitution provided for in 14CCR § 912.7(b)(3) [932.7(b)(2), 952.7(b)(2)] may only be done when the potential spread of insects and diseases will not have a significantly adverse impact on long term productivity or forest health.

(d) The resource conservation standards of the rules may be met with Group A and/or B commercial species. The percentage of the stocking requirements met with Group A species shall be no less than the percentage of the stand basal area they comprised before harvesting. The site occupancy provided by Group A species shall not be reduced relative to Group B species. When considering site occupancy, the Director shall consider the potential long term effects of relative site occupancy of Group A species versus Group B species as a result of harvest. If Group A species will likely recapture the site after harvest, Group B species do not need to be reduced. The time frames for recapturing the site shall be consistent with achieving MSP. The Director may prohibit the use of Group A and / or B commercial species which are non-indigenous or are not physiologically suited to the area involved.

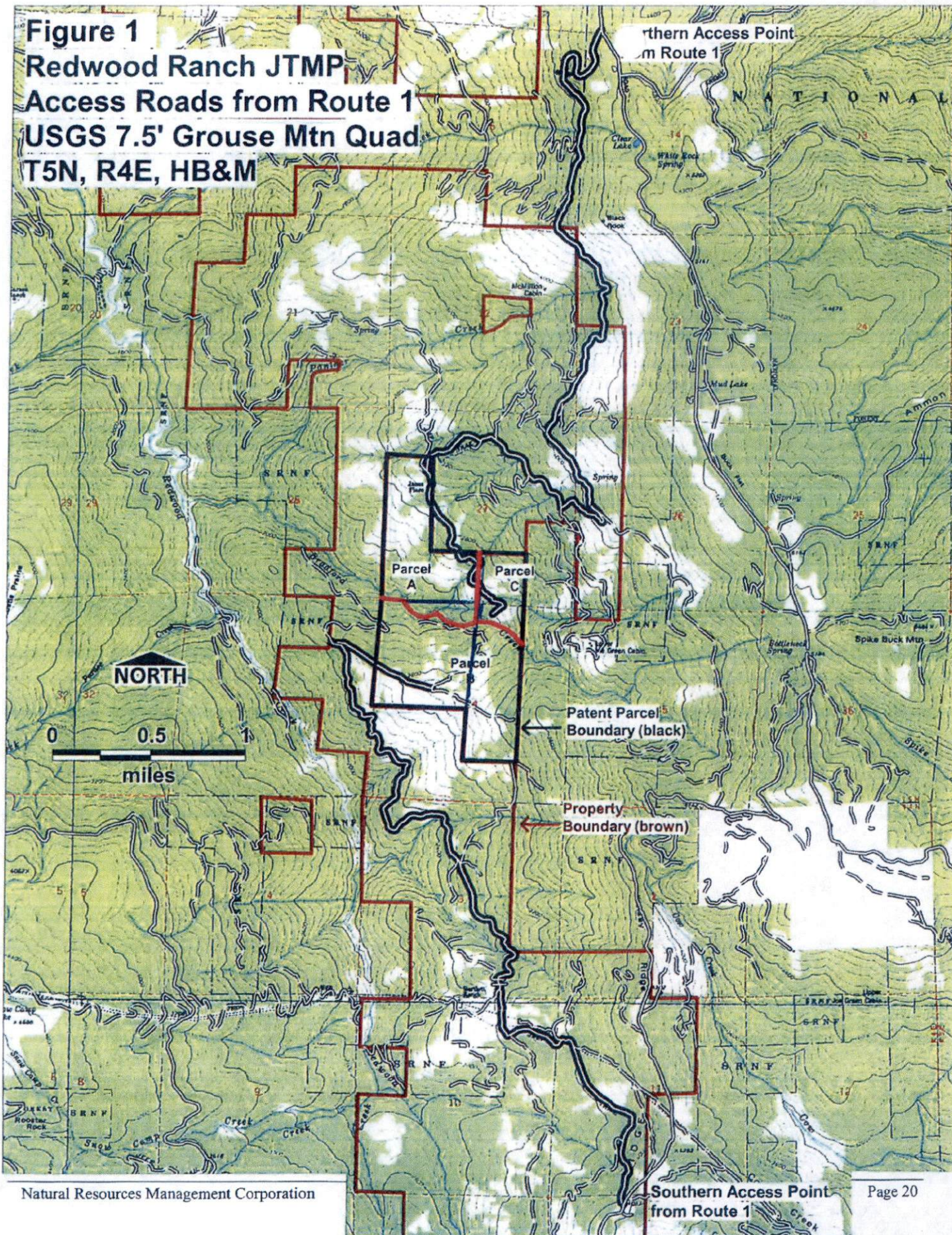
Exceptions may be approved by the Director if the THP provides the following information & those exceptions are agreed to by the timberland owner:

(1) Explain and justify with clear and convincing evidence how using Group A non-indigenous, or Group B species to meet the resource conservation standards will meet the intent of the Forest Practice Act as described in PRC§ 4513. The discussion shall include at least:

- (A) The management objectives of the post-harvest stand;
- (B) A description of the current stand, including species composition and current stocking levels within the area of Group B species. The percentage can be measured by using point-count, basal area, stocked plot, or other method agreed to by the Director.
- (C) The percentage of the post-harvest stocking to be met with Group B species. Post harvest percentages will be determined on the basis of stocked plots. Only the methods provided by 14 CCR §§ 1070-1075 shall be used in determining if the standards of PRC§ 4561 have been met.
- (D) A description of what will constitute a countable tree, as defined by PRC § 4528 for a Group B species and how such a tree will meet the management objectives of the post-harvest stand.

The Director, after an initial inspection pursuant to PRC § 4604, shall approve use of Group B species, as exceptions to the pre-harvest basal area percentage standard, if in his judgment the intent of the Act will be met, and there will not be an immediate significant and long-term harm to the natural resources of the state.

Figure 1
Redwood Ranch JTMP
Access Roads from Route 1
USGS 7.5' Grouse Mtn Quad
T5N, R4E, HB&M



Northern Access Point
 on Route 1

NORTH

0 0.5 1
 miles

Patent Parcel
 Boundary (black)

Property
 Boundary (brown)

Southern Access Point
 from Route 1

Figure 4
Redwood Ranch JTMP
Project Location Map
USGS 7.5' Grouse Mtn Quad
T5N, R4E, HB&M

1" = 2000 feet

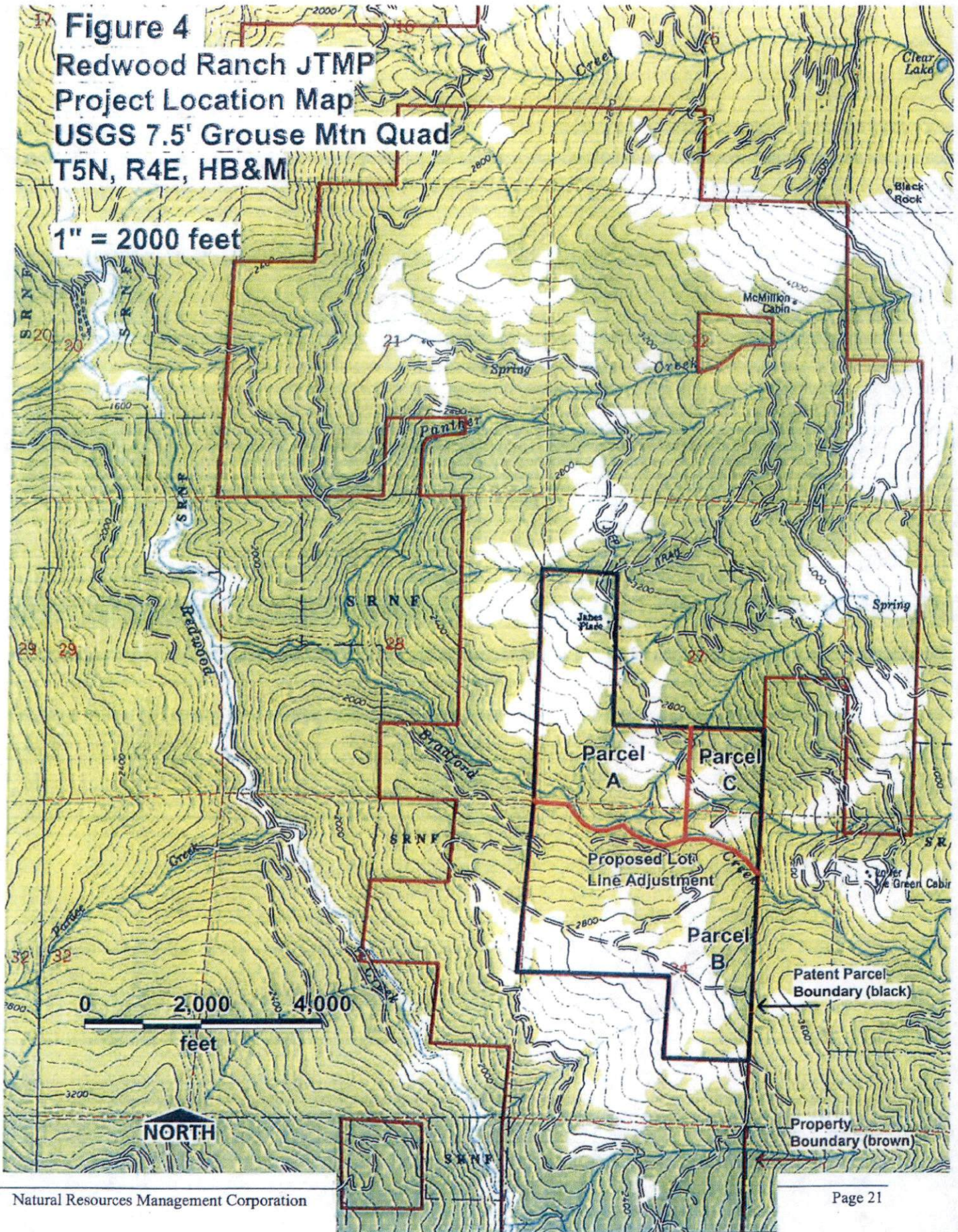


Figure 5

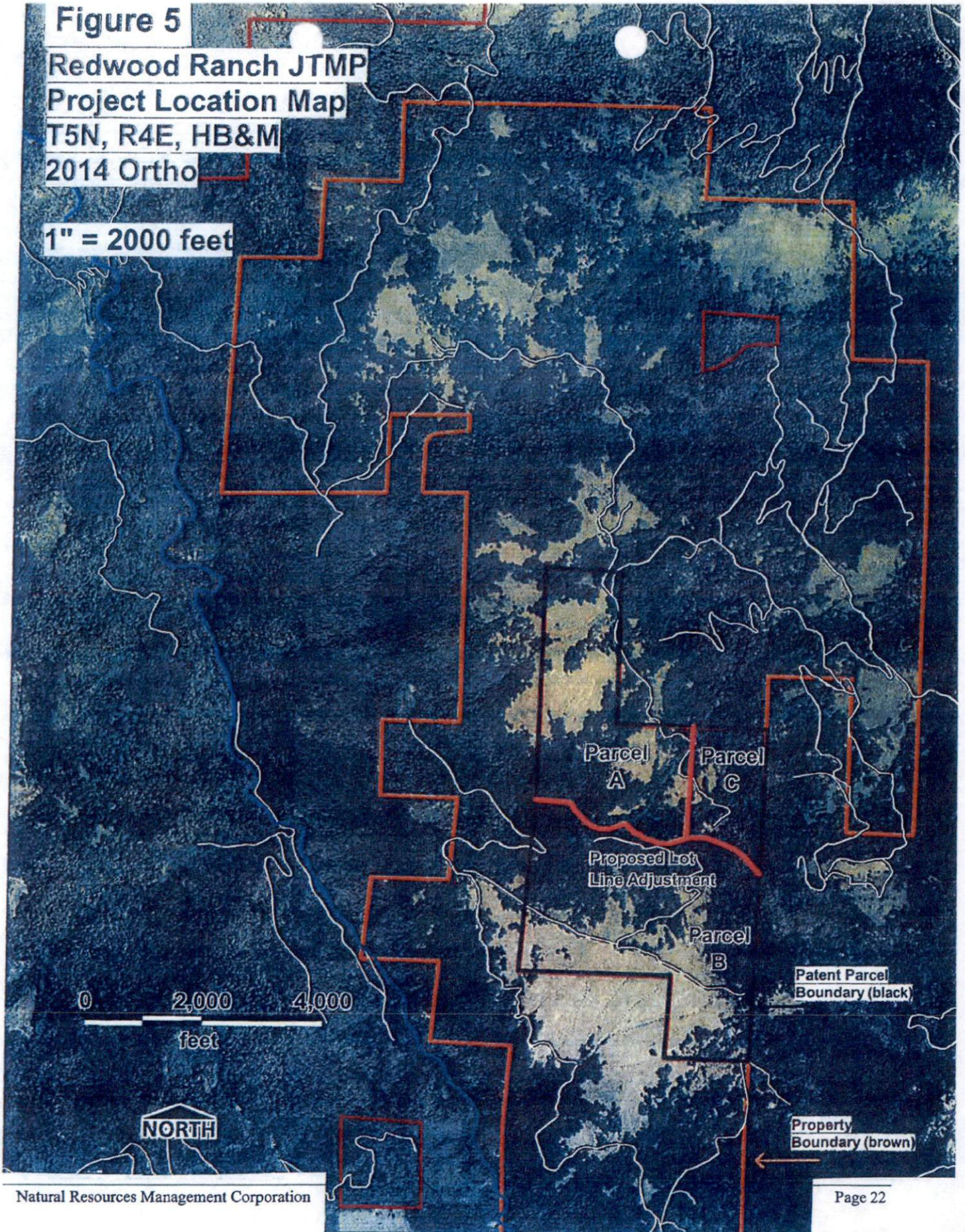
Redwood Ranch JTMP

Project Location Map

T5N, R4E, HB&M

2014 Ortho

1" = 2000 feet



Redwood Ranch J 1P
Patent Parcel Map
Sections 27 + 34, T5N, R4E, HB&M

Figure 7

1" = 1000 feet



Original 160 Acre
Patent Parcels

Proposed Lot Line
Adjustment

0 1,000
feet

ATTACHMENT C

Draft Minutes of FRC Meeting of October 9, 2017

DRAFT Minutes

October 9, 2017 Meeting

I. Attendance

FRC Members Present: Gary Ryneerson, Mark Andre, Yana Valachovic, Jim Able, Chris Carroll

FRC Members Absent: Ben Hawk, Kurt McCray, Charles Ciancio

Staff Present: Trevor Estlow, Planning and Building Department, Steve Lazar, Planning and Building Department, John Ford, Planning and Building Department

The Committee welcomed guests: Mike O'Hern and Nick Robinson

II. Public Appearances: none

III. Approval of Minutes from the December 17, 2015, March 29, 2016, March 9, 2017 and September 21, 2017.

On a motion by Yana Valachovic, seconded by Jim Able, the minutes of the December 17, 2015 meeting were approved by a vote of 4-0 (Gary Ryneerson abstained).

On a motion by Mark Andre, seconded by Chris Carroll, the minutes of the March 29, 2016 meeting were approved by a vote of 2-0 (Gary Ryneerson, Jim Able and Yana Valachovic abstained).

Approval of the minutes from the March 9, 2017 meeting and the September 21, 2017 meeting were deferred to the next meeting.

IV. New Business (in order of items heard):

2. Dixon Lot Line Adjustment and Joint Timber Management Plan Case Number: LLA-16-031, JTMP-16-005; Assessor Parcel Numbers: 316-251-001, 316-256-001; Grouse Creek area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment between three parcels to result in three parcels of 172 acres, 263.7 acres and 55.9 acres. The parcels are vacant and utilized for resource management. The purpose of the Lot Line Adjustment is to facilitate the distribution of assets from a trust and utilize Bradford Creek as a parcel boundary. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. The committee had questions regarding access easements and how to assure they are in place is properties are sold. It was recommended that a contingent easement be recorded to assure access is provided. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Yana Valachovic, seconded by Jim Able, the Dixon project was conditionally approved by a vote of 5-0. The condition requires a contingent easement to be recorded concurrently with the Notice of Lot Line Adjustment.

1. Review of the Draft Commercial Cannabis Land Use Ordinance.

Director Ford provided a status of the process. The Committee had questions regarding commercial vs. medical and cultivation on TPZ lands. Director Ford responded that the current proposal applies to medical only but can be changed to recreational in the future. Also, no new cultivation is allowed on TPZ lands. There was further discussion regarding the application of Timberland both by definition and as it relates to a general plan designation, protection of oak woodlands and issues with nutrients.. No action was taken.

3. Kavanaugh Lot Line Adjustment and Joint Timber Management Plan Case

Number: LLA-17-004, JTMP-17-004; Assessor Parcel Numbers: 107-112-001, 107-112-002, 107-112-003; Honeydew area

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between three parcels of approximately 39 acres, 120 acres and 160 acres resulting in three parcels of 88 acres, 70 acres and 160 acres, respectively. The purpose of the Lot Line Adjustment is to dissolve co-ownership of APN 107-112-002. The proposed line will follow the creek, making a boundary more congruous with the surrounding topography. The LLA also proposes to move a portion of the line between APNs 107-112-002 and 107-112-003 easterly to the access to APN 107-112-003, then another portion westerly so as to site the existing O'Donnell structures entirely on resultant Parcel 3. The parcels are served by on-site water (springs) and on-site wastewater treatment systems. Site suitability has been demonstrated for resultant Parcels 1 and 2. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. The committee had questions regarding ground-based and cable yarding when helicopters were used in prior harvests. On page 17 of the JTMP, a table was clarified to state "unstable area." The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Jim Able, seconded by Yana Valachovic, the Kavanaugh project was approved by a vote of 4-0 (Chris Carroll abstained).

4. Brisbin Lot Line Adjustment and Joint Timber Management Plan Case Number: LLA-17-011, JTMP-17-005, Assessor Parcel Numbers: 222-156-002 et seq.; Garberville area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between four parcels resulting in four parcels of approximately 122 acres, 84 acres, 110 acres and 67 acres. The purpose of the Lot Line Adjustment is to facilitate the distribution of property in a trust. A Joint Timber Management Plan (JTMP) is required for the division of TPZ zoned lands within the LLA. Proposed Parcel D is developed with a residence and an on-site wastewater treatment system.

At this time, the Chair opened the meeting to public comments. The committee had questions regarding the amount of TPZ lands vs. AE lands. The JTMP only affects the TPZ-zoned portion of the project. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Gary Rynearson, seconded by Jim Able, the Brisbin project was approved by a vote of 4-0 (Chris Carroll abstained).

V. Future Agenda Items

No discussion

IX. Adjournment

The meeting was adjourned at 8:00 p.m..

ATTACHMENT D

Lot Line Adjustment Findings and Map

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Required Findings: To approve this project, the Hearing Officer shall determine that the applicants have submitted evidence in support of making all of the following required findings.

- 1. The application is complete.** The following table identifies the evidence which supports the finding that the applicant has submitted the information which is required by Section 325.5-6(a) of the Humboldt County Code.

Application Requirements	Submitted	Not Submitted
Completed and Signed Application Form	✓	
Copies of Present Owners Deeds	✓	
Preliminary Title Report	✓	
Copy of the Creation Documents for the parcels	✓	
6 Copies of a Lot Line Adjustment Plot Plan	✓	
Required County Fees	✓	
A Written Statement Explaining the Reasons For the Adjustment	✓	

- 2. Consistency with the Subdivision Map Act.** The following table identifies the evidence which supports the finding that the parcels to be adjusted are found to be in compliance with the Subdivision Map Act which is required by Section 325.5-6(b) of the Humboldt County Code (See also Sections 4 and 5, General Plan Conformance per SB 497).

Parcel	Creation Document	Legal Status
316-251-001 (por.)	Land Patent to Joseph James (Certificate No. 2770) dated May 15, 1876.	One legal, separate parcel.
316-256-001 (por.)	Land Patent to William Tucker (Certificate No. 2768) dated May 15, 1876.	One legal, separate parcel.
316-251-001 (por.) and 316-256-001 (por.)	Land Patent to George Sowash (Certificate No. 10313) dated May 16, 1906.	One legal, separate parcel.

Based upon requirements of the County Lot Line Adjustment Ordinance, and due to requirements in the Subdivision Map Act, a Notice of Lot Line Adjustment must be recorded for each resultant parcel.

3. Zoning Compliance and Development Standards. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations and that the lot line adjustment neither causes non-conformance nor increases the severity of pre-existing nonconformity with zoning and building ordinances.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-7.4 (HCC) Timberland Production Zone	Principally permitted uses include growing and harvesting of timber.	The lot line adjustment will adjust three parcels to result in three parcels of 172 acres, 264 acres and 56 acres in size. This will provide more logical management units. The parcels are currently utilized for the growing and harvesting of timber.
Development Standards		
Minimum Parcel Size	160 acres (40 acres with a Joint Timber Management Plan)	All of the parcels will be less than 160 acres after adjustment. A Joint Timber Management Plan per California Government Code (CGC) Section 51119.5 was prepared to demonstrate that the resultant parcels are suitable for continued timber production as permitted under zoning.
Maximum Building Height	None specified	No new development is proposed as part of this lot line adjustment.
Minimum Yard Setbacks: SRA Standards	Front: 30 feet Rear: 30 feet Side: 30 feet	No new development is proposed. The parcels are currently vacant.
Maximum Ground Coverage	Residences and the associated accessory structures and uses shall not exceed two (2) acres per parcel	The parcels are currently vacant.

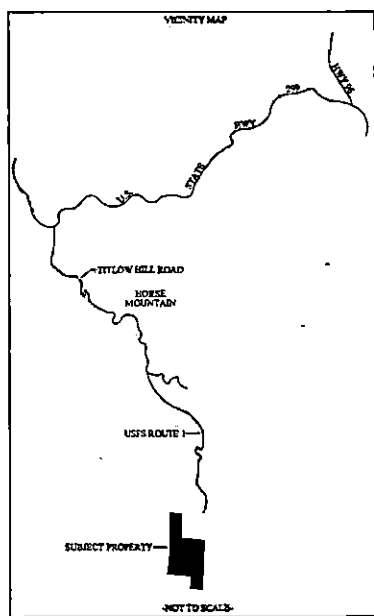
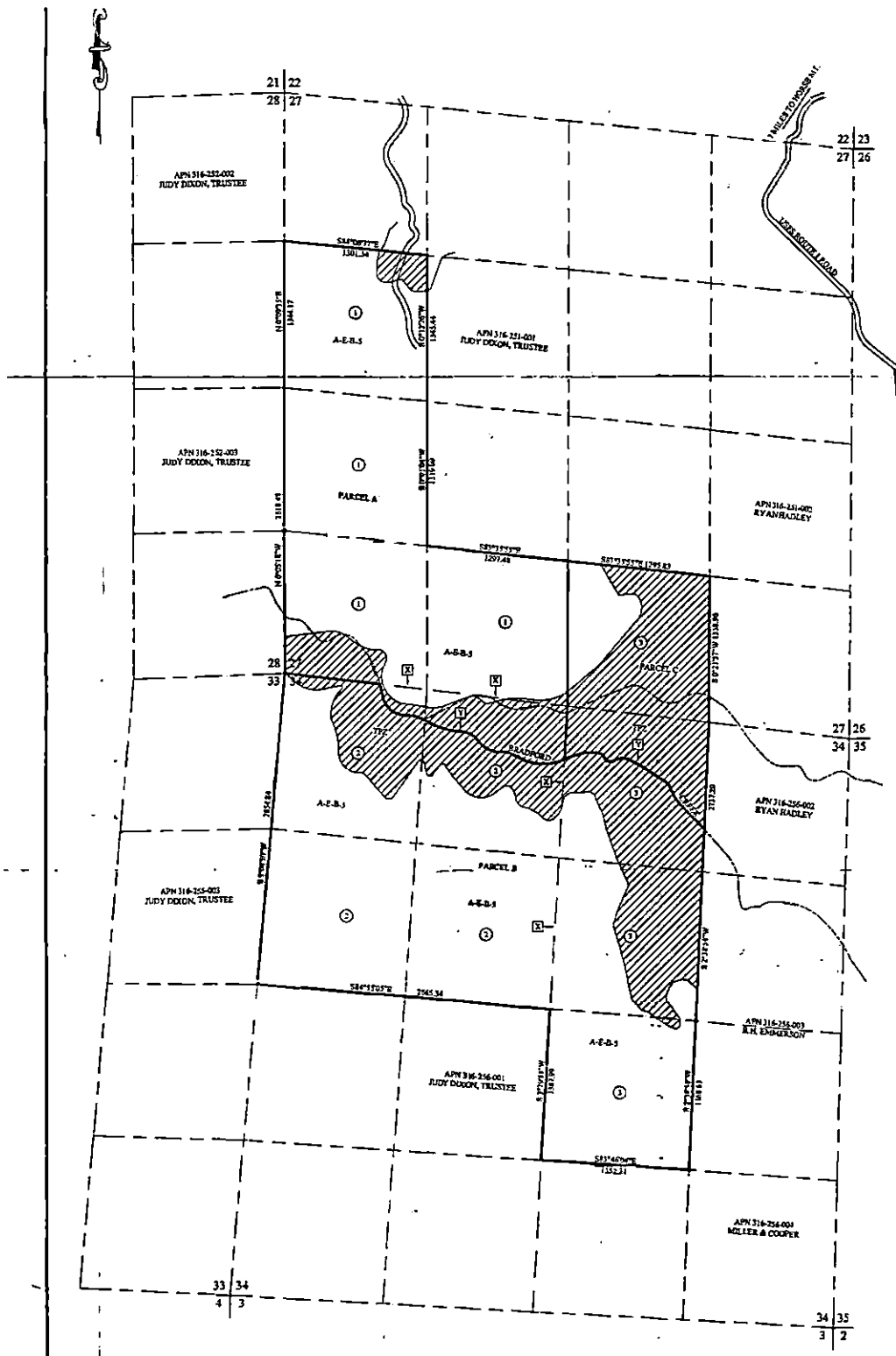
4. **General Plan Consistency.** The following table identifies the evidence, which supports finding that the proposed development is in conformance with all applicable policies and standards of the Humboldt County General Plan and pursuant to the provisions of SB 497 (Sher) effective January 1, 2002.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p>	<p>Timberland (T): Lands primarily suitable for the growing, harvesting and production of timber. Allowable uses include timber production, general agriculture, timber/agricultural products processing, natural resources uses, other uses</p> <p>Density range is 40 -160 acres/unit</p>	<p>No new development is proposed as part of this lot line adjustment. The purpose of the lot line adjustment is to adjust the parcels to provide more logical management units. The parcels are currently utilized for the growing and harvesting of timber.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Open Space Section 10.2</p>	<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces (CO-G1,CO-G3)</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P8, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program</p>	<p>The proposed project is located within Open Space land Plan because the project site is planned Timberland and is zoned Timberland Production Zone. The project can be found consistent with the Open Space Plan Open Space Action because the proposed project is consistent with the allowable uses of the Land Use Designations. The project does not propose any changes to the current uses of timber production and consistent with the use of Open Space land for management production of resources.</p>

<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.</p>	<p>Several tributaries to Bradford Creek and Bradford Creek flow through the properties and drain to Redwood Creek. No development is proposed as part of this Lot Line Adjustment, however, any future development will be required to comply with the County's Streamside Management Area Ordinance (SMAO).</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]</p>	<p>The project was referred to the Northwest Information Center (NWIC) and the Bear River Band of the Rohnerville Rancheria. The NWIC has recommended a cultural resource study, however, further review by the local Tribal Historic Preservation Officer (THPO) of the Bear River Band determined that a study was not required provided the applicant follow standard inadvertent discovery procedures and Forest Practice Rules associated with the JTMP.</p>

<p>Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy (WR-G1, WR-G, WR-G7, WR-G8, WR-G8); and</p> <p>Related policies: WR-P8. Erosion and Sediment Discharge; WR-P36. Erosion and Sediment Control Measures.</p>	<p>Several tributaries to Bradford Creek and Bradford Creek flow through the properties and drain to Redwood Creek. No development is proposed as part of this Lot Line Adjustment, however, any future development will be required to comply with erosion and sediment control requirements associated with future building permits.</p>
<p>Safety Element Chapter 14</p> <p>Geologic and Seismic</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury (S-G1, S-G2)</p> <p>Related policies: S-PX1. Site Suitability, S-P6. Structural Hazards,</p>	<p>The parcels are located within an area of high slope instability and outside of any Alquist-Priolo Fault Hazard Area. The parcels are currently utilized for timber production.</p>

<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P10, Federal Flood Insurance Program; S-P11, Flood Plains; S-PX3, Construction Within Special Flood Hazard Areas</p>	<p>The subject site is outside any mapped flood hazard areas. The project site is not within a mapped dam or levee inundation area and, at approximately 26 miles from the coast and approximately 3,000 feet above mean sea level, is outside the areas subject to tsunami run-up.</p>
<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential</p> <p>Related policies: S-P15, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations;</p>	<p>The subject property is located within the State Fire Responsibility Area where the State of California has the primary responsibility for the prevention and suppression of wildland fires. CAL FIRE comments recommended compliance with the requirements of the County's Fire Safe Regulations. The Humboldt County Fire Safe Ordinance (Section 3111-1 <i>et seq.</i>) establishes development standards for minimizing wildfire danger in state responsibility designated areas. No development is proposed with this Lot Line Adjustment.</p>



NOTES

1. THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO FACILITATE THE DISTRIBUTION OF ASSETS FROM A TRUST.
2. THESE PARCELS ARE USED FOR AGRICULTURAL PURPOSES.
3. AREAS HAVE BEEN CALCULATED FROM COUNTY MAPS AND ARE APPROXIMATE.
4. DIMENSIONS SHOWN HEREON ARE FROM RECORD MAPS AND HAVE NOT BEEN MEASURED FOR THIS MAP.

LOT LINE ADJUSTMENT SUMMARY

- LINE TO BE DELETED BY LOT LINE ADJUSTMENT
- LINE TO BE ADDED BY LOT LINE ADJUSTMENT

PARCEL	ORIGIN	AREAS BEFORE LLA			AREAS AFTER LLA		
		TOT	A-E-B-S	TOTAL	TOT	A-E-B-S	TOTAL
1	PATENT TO JOSEPH JAMES CERTIFICATE NO. 2779 (APPARENTLY NOT RECORDED)	11.2 ACRES	146 ACRES	157.2 ACRES			
2	PATENT TO WILLIAM TUCKER CERTIFICATE NO. 2769 (APPARENTLY NOT RECORDED)	49 ACRES	129.4 ACRES	178.4 ACRES			
3	PATENT TO GEORGE SOWASH BOOK 19 PATENTS, PAGE 544	83 ACRES	82 ACRES	165 ACRES			
A		23.9 ACRES	148 ACRES	171.9 ACRES			
B		65.7 ACRES	203 ACRES	268.7 ACRES			

AGENT/SURVEYOR: MICHAEL J. OYERSON - LS 4879
 KELLY O'HEARN ASSOCIATES
 2740 MOORE AVENUE
 EUREKA, CA 95501
 (707) 442-7223

OWNER/APPLICANT: JUDY L. DIXON, TRUSTEE
 P.O. BOX 735
 FERNDALE, CA 95534
 (707) 784-9024



APN 316-251-001, 316-256-001
LOT LINE ADJUSTMENT MAP
 FOR
**JUDY L. DIXON, TRUSTEE OF THE
 TERRY E. RUSS REVOCABLE TRUST**
 IN
 SECTIONS 21 & 24 T4N R12E HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 DECEMBER 2015 SCALE 1" = 500'
HUMBOLDT COUNTY
 COUNTY CLERK